

**AGENDA  
SPECIAL CALLED MEETING  
CITY COUNCIL  
CITY OF LEANDER, TEXAS**

Pat Bryson Municipal Hall  
201 North Brushy Street ~ Leander, Texas

Thursday ~ March 9, 2017 at 6:00 PM



**Mayor – Christopher Fielder**  
**Place 1 – Andrea Navarrette**  
**Place 2 – Michelle Stephenson**  
**Place 3 – Shanan Shepherd**

**Place 4 – Ron Abruzzese (Mayor Pro Tem)**  
**Place 5 – Jeff Seiler**  
**Place 6 – Troy Hill**  
**City Manager – Kent Cagle**

1. Open meeting, Invocation and Pledges of Allegiance.
2. Roll Call.
3. Discuss and consider an Ordinance amending the City of Leander Code of Ordinances, Chapter 3, Building Regulations, by adding a new Article 3.14, Tiny House Facilities, to regulate and provide the minimum standards for Tiny House Facilities; providing for enforcement and penalties; providing for severability and saving clauses; repealing conflicting ordinances; providing an open meetings clause and an effective date; and providing for related matters.
4. Discuss and consider the First Reading of an Ordinance of the City of Leander, Texas annexing 166.47 acres, more or less, in Williamson County, Texas, and being generally located north of Crystal Falls Parkway, south of Old 2243 West and west of Bagdad Road, more commonly known as the Falcon Oaks area.
5. Conduct a Public Hearing to consider a request of the City of Leander regarding Zoning Case 17-Z-003 to amend the interim zoning of Interim SFR-1-B (Single-Family Rural) to SFE-2-B (Single-Family Estate) with the condition that the uses allowed within the SFU/MH-2-B (Single-Family Urban/Manufactured Home) zoning district (including manufactured housing) are permitted for up to ten (10) years after the effective date of the zoning ordinance; approximately 166.47 acres  $\pm$ , legally described as Falcon Oaks, Sections 1 (not including Lot 1, Block A; Lots 1, 2, and 3, Block B; and Lots 1 and 2, Block C), 2, 3 and 4 Subdivisions and Lot 20, Block B, Falcon Oaks, Section 1 Subdivision Replat, Leander, Williamson County, Texas.
  - Discuss and consider the First Reading of an Ordinance amending the interim zoning of Interim SFR-1-B (Single-Family Rural) to SFE-2-B (Single-Family Estate) with the condition that the uses allowed within the SFU/MH-2-B (Single-Family Urban/Manufactured Home) zoning district (including manufactured housing) are permitted for up to ten (10) years after the effective date of the zoning ordinance; approximately 166.47 acres  $\pm$ , legally described as Falcon Oaks, Sections 1 (not including Lot 1, Block A; Lots 1, 2, and 3, Block B; and Lots 1 and 2, Block C), 2, 3, and 4

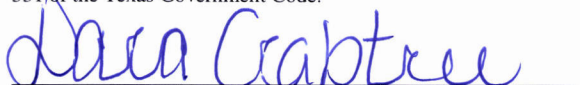
## AGENDA (cont'd)

Subdivisions and Lot 20, Block B, Falcon Oaks, Section 1 Subdivision Replat, Leander, Williamson County, Texas.

6. Continuance of a Public Hearing opened on February 16, 2017, on the proposed creation of the Crystal Springs Public Improvement District (PID).
7. Discuss and consider a Development Agreement by and between the City of Leander and BLD Crystal Springs, LLC regarding the creation of a proposed Public Improvement District (PID) and financial incentives for the Crystal Springs subdivision.
8. Discuss and consider a Resolution creating the Crystal Springs Public Improvement District and authorizing public improvements to be made for the benefit of such District; providing for a severability clause; providing an effective date; and containing other matters relating to the subject.
9. Discuss and consider the Second Reading of an Ordinance of the City of Leander, Texas regarding Zoning Case 16-Z-024 to consider the request of SEC Planning (Mark Baker) on behalf of BLD Crystal Springs, LLC to amend the current zoning of SFC-2-B (Single Family Compact) and SFU-2-B (Single Family Urban) to PUD (Planned Unit Development) with the following base zoning districts: SFL-2-A (Single-Family Limited), SFT-2-A (Single-Family Townhouse), and SFL-2-A (Single-Family Limited detached condo regime) on six (6) parcels of land approximately 128.1 acres  $\pm$ , more particularly described by Williamson Central Appraisal District Parcels R031204-R031206, R526321 R523989 and R523991; and generally located to southeast of the intersection of Raider Way and East Crystal Falls Parkway; located to the west of Cold Springs Subdivision, Leander, Williamson County, Texas.
10. Adjournment.

### CERTIFICATION

This meeting will be conducted pursuant to the Texas Government Code Section 551.001 et seq. At any time during the meeting the Council reserves the right to adjourn into Executive Session on any of the above posted agenda items in accordance with the Sections 551.071 [litigation and certain Consultation with attorney], 551.072 [acquisition of interest in real property], 551.073 [prospective gift to city], 551.074 [certain personnel deliberations] or 551.076 [deployment/implementation of security personnel or devices]. The City of Leander is committed to compliance with the American with Disabilities Act. Reasonable modifications and equal access to communications will be provided upon request. Please call the City Secretary at (512) 528-2743 for information. Hearing impaired or speech disabled persons equipped with telecommunication devices for the deaf may call (512) 528-2800. I certify that the above agenda for this meeting of the City Council of the City of Leander, Texas, was posted on the bulletin board at City Hall in Leander, Texas on the 3<sup>rd</sup> day of March, 2017 by 6:00 pm pursuant to Chapter 551 of the Texas Government Code.

  
Dara Crabtree, TRMC, City Secretary

